



TOWN OF GARNER DEVELOPMENT SERVICES UPDATE

SPRING 2015

The Town of Garner Development Services team includes the Planning, Inspections, Engineering and Economic Development departments, which work together to provide services, infrastructure and support to encourage and enable business and residential development in Garner.

Water/Sewer Allocation Policy Updated

THE TOWN OF GARNER has revised its Water/Sewer Allocation Policy to reflect changing conditions in the Garner housing market and to stimulate new housing starts in the community. Changes to the policy were recommended by the Growth Strategies Task Force, a group formed to discuss community use regulations and fees and their impact on new development (see sidebar). The new Water/Sewer Policy was adopted by the Town Council on March 17, 2015, and became effective immediately.

Highlights of the new policy include:

- **Increase in the amount of annual capacity** from 75,000 gallons per day (GPD) to **150,000 gpd**. This allocation will support development of **600 houses per year**, an increase from 300 per year. Of the 600 units, 450 will be assigned to Type II houses and 150 assigned to Type I houses. Additional capacity of 50,000 additional gallons can be transferred to the current year if the original allocation is exhausted.
- **Increase in the number of units per project** from 50 units maximum to up to **120 units** if capacity is available. If a project has at least two price points, the current 75 units per year limit has been increased to 150 units if capacity is available.
- **Change in the Type II housing requirements** to reduce minimum heated size from 2,200 sq. ft. to **1,800 sq. ft.** Type II

BY THE NUMBERS

150K **600**

New amount of annual water/sewer capacity allocation (gpd), up from 75K

New number of houses per year that the increased water/sewer capacity will support, up from 300

120 **1,800**

New number of maximum units per project per year, up from 50

New minimum heated size for Type II housing (in sq. ft.), down from 2,200

housing construction were expanded to include stem wall slab foundation, deck or concrete patio (120 sq. ft.), hardiplank or vinyl siding (minimum .045 gauge). Additional square footage may also be constructed to offset siding requirements.

- **Multifamily rental projects** larger than 25 units will automatically be granted water/sewer supply from non-residential capacity based on availability. Unused capacity goes back into the non-residential pool.

To view the full policy, please visit garnernc.gov/Publications/Planning/Water Sewer Allocation Policy.pdf.

GROWTH STRATEGIES TASK FORCE: ENGAGING THE COMMUNITY

The Growth Strategies Task Force was formed in August 2013 to create a community dialogue and study about Garner's use of development regulations and fees and their impact on new development in the community. The goal of the group was to ensure that the Town of Garner was competitive to attract its fair share of the projected growth and development as the post-recession economy rebounded.

The group focused on topics including transportation, land availability and infrastructure, policy issues and marketing and promotion. The group made several recommendations to the Town Council, including two that have now been implemented: changing the town's water/sewer allocation policy (see main article) and timing of development fee collection. The group plans to meet annually with town staff who are working on additional task force recommendations.

Development Services Ready to Handle Growth

THE TOWN HAS RECENTLY made several changes in the Planning, Engineering, Inspections and Economic Development departments to prepare for Garner's growth. These departments have been organized into the Development Services team and will work cohesively to provide services, infrastructure and support to encourage and enable business and residential development in Garner.



Jonathan Ham



Tony Beasley



John Hodges



Jeff Triezenberg



Joe Stallings

Jonathan Ham was hired as assistant town engineer in May. He filled the position previously held by **Tony Chalk**, who was elevated to the town engineer position following the retirement of Frank Powell. Prior to joining the Town, Jonathan was project engineer/project manager for the Cape Fear Public Utility Authority in Wilmington for five and a half years. He has also worked for ESP Associates and Tripp Engineering.

Tony Beasley, who served as the town's economic development director for five years, was named inspections director in September after the retirement of Sandy Teal. Tony originally worked in the Inspections Department when he joined the town in 2008 and has over 30 years of experience in local government.

John Hodges was named assistant town manager-development services in November. John previously led Garner's downtown development efforts for over seven years. In this new position, he will be responsible for the Planning, Engineering, Economic Development and Inspections departments and will serve as the liaison to Garner Revitalization Association, Garner Economic Development Corporation and Garner Chamber of Commerce.

Jeff Triezenberg was named assistant planning director in December. He fills a new position that was created in anticipation of a greatly increased workload in the Planning Department due to expected robust residential and commercial growth in Garner in the coming years. Jeff brings 10 years of experience as a senior planner in the Town of Knightdale and over six years with the City of Burlington as a planner and GIS administrator.

Joe Stallings was named economic development director in January. Stallings comes to Garner



Town Engineer Tony Chalk (right) and Planning Director Brad Bass (left) help anchor the leadership team in Development Services. They possess a thorough knowledge of the Garner community.

from the Town of Benson where he served as economic development and media coordinator for three and a half years. He will be responsible for developing an economic development strategy for Garner and will lead efforts to market the Garner Technology Center site in partnership with the GEDC.

DEVELOPMENT SERVICES DIRECTORY

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TOWNHOME MINIMUM LOT WIDTH REDUCED

The Town Council has amended the Town's Unified Development Ordinance (UDO) to allow narrower lot widths for townhome developments in Garner.

The new lot width of 18 feet is a reduction from the previous 25 feet.

The Planning Department recommended the change after hearing from developers interested in building townhouse projects in Garner. The new minimum width aligns with other municipalities in the area and makes Garner more competitive for this type of residential development.

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